

4/7 Barnie Terrace

PORTOBELLO | EDINBURGH | EH15 1BU

warners
solicitors & estate agents







4/7 Barnie Terrace

PORTOBELLO | EDINBURGH | EH15 1BU

Situated within a modern residential development on Barnie Terrace in the popular coastal suburb of Portobello, this attractive top floor two-bedroom apartment offers stylish, well-proportioned accommodation, ideally suited to first-time buyers, professionals or those looking to enjoy the convenience of modern living close to the city and coast.

The property is accessed via a secure entry system and comprises a welcoming entrance hallway leading to a spacious open-plan living room and contemporary kitchen. The kitchen is fitted with an attractive range of floor and wall-mounted units, complemented by a central island, creating an ideal space for both everyday living and entertaining.

The generously proportioned master bedroom benefits from built-in storage and a modern en-suite shower room. There is also a further well sized double bedroom, providing flexible accommodation for guests, family or home working. Completing the accommodation is the main bathroom, fitted with a modern three-piece suite.

Externally, the development benefits from off-street parking, adding further convenience to this appealing home.

- Two bedroom top floor flat
- Accessed via a secure entry system
- Off-street parking
- Close to transport links and local amenities
- Double glazing
- Gas central heating

Council Tax D and Energy Rating C

Factor fee of approximatley £90 per month, payable to Ross and Liddle.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







All fixtures, fittings, and integrated appliances are included in the sale. The sale will also include the kitchen island with chairs, fitted grey shutters in kitchen and living room areas, two matching brass light and spotlight fittings in the kitchen and living room, all light shades and blinds, fitted white shutters in the main bedroom, additional floor and wall tiles for the main bathroom and en-suite, additional LVT flooring for the second bedroom and hallway, and the fitted vanity units with demister mirrors and LED lighting in both the en-suite and main bathroom. The coat hooks in the hall and the iron holder are not included in the sale.

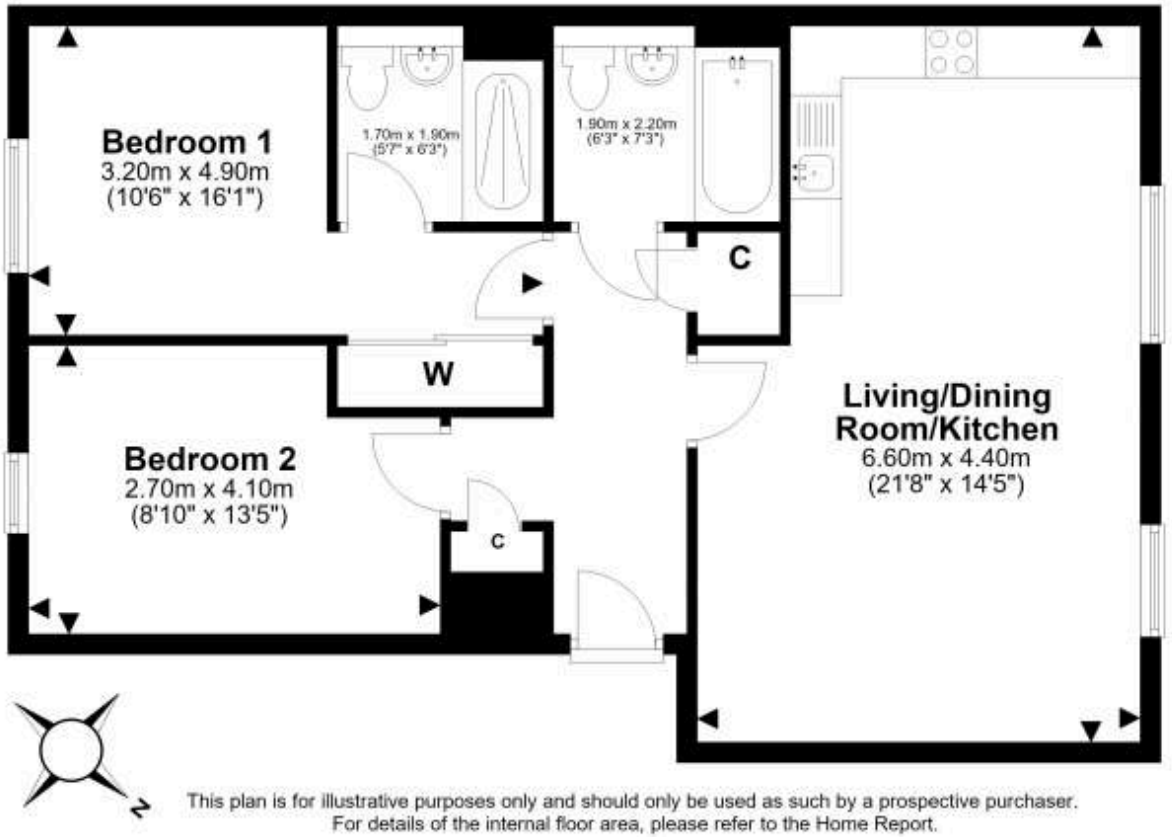
The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and caf s, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com